



## Plot 1 Dol Uchaf, Mold, CH7 5LG – £635,000

### Luxury Living in an Exclusive New Development

Discover an exceptional collection of ten luxury family homes, expertly designed for modern living. Each residence boasts expansive living spaces, including a stunning first-floor lounge with a double-height ceiling, a spacious open-plan kitchen, and dedicated study and snug areas.

Located just a mile from Mold and moments from Loggerheads Country Park, this development – 'The Denbigh' – offers the perfect blend of convenience and countryside charm. Surrounded by top schools, fine dining, and scenic woodland walks, it's an idyllic setting for families.

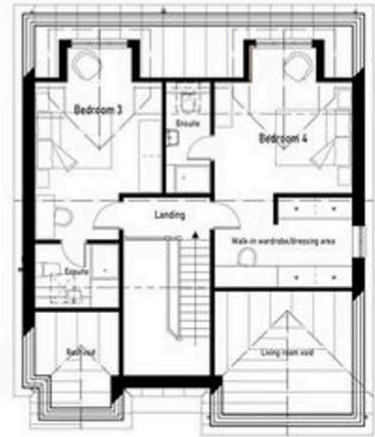
Enjoy four generous reception rooms, four double bedrooms, three en-suites, and a stylish family bathroom. With a large rear garden, ample parking, and an integral garage, these homes provide the ultimate in comfort, luxury, and tranquility.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



| Room             | Area (sqm)  | Area (sqft) | Volume (cu m) |
|------------------|-------------|-------------|---------------|
| Living Space     | 18.5        | 201         | 185           |
| Kitchen          | 10.5        | 113         | 98            |
| Bedroom 1        | 12.5        | 135         | 118           |
| Bedroom 2        | 11.5        | 124         | 108           |
| Bedroom 3        | 11.5        | 124         | 108           |
| Bedroom 4        | 11.5        | 124         | 108           |
| Bathroom         | 5.5         | 59          | 50            |
| WC               | 1.5         | 16          | 13            |
| Utility          | 4.5         | 48          | 39            |
| Snug             | 3.5         | 38          | 32            |
| Living room view | 1.5         | 16          | 13            |
| Garage           | 15.5        | 167         | 145           |
| <b>Total</b>     | <b>88.5</b> | <b>948</b>  | <b>825</b>    |

|   |  |  |
|---|--|--|
| Residential Development - Land adjacent to Siglen Ucha, Ruzhin Road, Gwernymynydd, Flintshire |  | <br><b>Paterson Macaulay &amp; Owens</b><br>Chartered Surveyors<br>100, High Street, Chester, CH1 1JL |
| Planning:<br>House Type A - Ground Floor Plan, First Floor Plan & Second Floor Plan           |  |  |



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